

# Studio In Gran Canaria



**Price: 250000 €**

**Town: Mogan**

**Zone: Arguineguín**

**Type: studio**

**No. bathrooms: 1**

**No. bedrooms: 0**

## Property Descriptions

Our agency offers for sale a luxury studio apartment just steps from the sea, with exclusive communal areas designed for relaxation and leisure: a spacious solarium, a jacuzzi for unwinding after work, a gym, and a recreation area designed for leisure and socializing. The recently built complex also features outdoor parking, an elevator, and well-lit hallways.

This apartment is ideal both as a permanent residence, thanks to its comfort and location, and as an investment, given its high demand for holiday or long-term rentals. A true gem just a few meters from the sea!

This property includes a private parking space, a valuable asset in the city center, and a storage room, providing additional storage space ideal for seasonal items, sports equipment, or any other belongings.

The apartment features a bright living room; an open and welcoming space bathed in natural light thanks to its large windows that maximize natural light. This room is equipped with air conditioning to ensure year-round comfort, and a fully equipped kitchen, cleverly integrated into the space. It has all the necessary appliances for daily living, a relaxation area: A designated area for rest that includes a large built-in wardrobe, offering excellent storage capacity, a modern bathroom with high-quality finishes and a contemporary design. The studio has a built-in washer and dryer, a practical detail that adds value and convenience.

Monthly community fee of 50 euros, plus additional expenses.

Its proximity to essential services such as bus stops, supermarkets, schools, a medical center, bars, restaurants, a shopping center, shops, etc., is a major advantage.

**\*Property Viewings\*:** All those interested in viewing the property must present a valid identification document, such as a national identity card, foreign resident card, or passport, before the visit. They will also be required to sign a visitor log upon entering the property.

Additional information:

- The use of the property will always be subject to current legislation.
- The sale price does not include taxes or closing costs, such as Property Transfer Tax (6.5% or 1% in the case of a first transfer plus the corresponding IGIC in the latter case), Land Registry fees, notary fees, and administrative fees.
- Information about the property is subject to possible errors and unintentional changes.









